

NO TRANSFER
TAX PAID78-30
#1520

WARRANTY DEED

Know All Men By These Presents

011297

That I, Eileen B. Fairburn of Mercer, County of Somerset and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by Eileen B. Fairburn as Trustee of the Eileen B. Fairburn 1987 Living Trust of Mercer, County of Somerset and State of Maine, and whose mailing address is RR 2, Box 2224, Norridgewock, ME 04957, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Eileen B. Fairburn as Trustee of the Eileen B. Fairburn 1987 Living Trust, her successors and assigns forever,

A certain lot or parcel of land situated in Waterville, County of Kennebec, State of Maine, with buildings bounded and described as follows:

Beginning at a point in the easterly line of Upper Main Street as now located where said line intersects the county line between Somerset and Kennebec counties; South fifty-nine degrees forty-five minutes East (S. 59° 45' E.) along said county line and the southerly line of property of the Kennebec Water District five hundred ten (510) feet, more or less, to an iron pipe driven in the ground South thirty-four degrees and forty-eight minutes West (S. 34° 48' W.) five hundred four (504) feet, more or less, to an iron pipe in the easterly line to said Upper Main Street; thence in a northerly direction along the easterly line of Upper Main Street, three hundred sixteen and five-tenths (316.5) feet, more or less, to a bend in said road; thence deflecting slightly to the right and running northerly in the easterly line of Upper Main Street three hundred seventeen and six-tenths (317.6) feet, more or less, to the point of beginning.

Excepting therefrom the property along Upper Main Street taken by the State of Maine by eminent domain, recorded in the Kennebec County Registry of Deeds in Book 1342, Page 441.

Excepting therefrom a portion of the premises conveyed to William Gordon Corp. by Warranty Deed of Sam Pachowsky recorded in the Kennebec County Registry of Deeds in Book 1567, Page 452.

BEING the same premises acquired by Robert Fairburn and Eileen Fairburn as joint tenants by Warranty Deed from Sam Pachowsky dated January 29, 1974 and recorded in

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the Kennebec County Registry of Deeds in Book 1704, Page 81. Robert G. Fairburn now being deceased.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Eileen B. Fairburn, Trustee as aforesaid, her successors and assigns, to her and her use and behoof forever.

AND I do COVENANT with the said Grantee, her successors and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantee, her successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said Eileen B. Fairburn has hereunto set my hand and seal this 21st day of May, 1996.

Signed, Sealed and Delivered
in the presence of

Catherinel Roberts
Witness

Eileen B. Fairburn
Eileen B. Fairburn

STATE OF MAINE
County of Kennebec, ss.

May 21, 1996.

Personally appeared before me on the day and year aforesaid the above-named, Eileen B. Fairburn, and acknowledged that the foregoing instrument to be her free act and deed.

Before me,

William P. Dubord
William P. Dubord, Notary Public
My commission expires: 6/26/2001



RECEIVED KENNEBEC SS.

96 MAY 22 AM 9:00

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ATTEST: Thomas Reed Moore
REGISTER OF DEEDS